

**PB# 85-35**

**Staropoli & Minuta**

**44-1-23.1 & 24**

85-35

Roberto Minuto Lot Line Change

(Thomas and Linda Stenopoli)

Loi line changed  
approved 7/10/85 sh  
filed with Town Clerk 7/17/85  
sh

## General Receipt

6633

### TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

June 12, 1985

Received of

Roberto Minuto

\$ 25.00

Twenty-Five and 00/100

DOLLARS

For

hot line Change 85-35

#### DISTRIBUTION

FUND	CODE	AMOUNT
Cash		25.00

By

Pauline G. Townsend  
ES

Town Clerk

Title

first appearance 6/12/85  
approved 7/10/85 sh.

- Roberto Minuto Lot Line Change  
(Thomas and Linda Stone)

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 6/12/85  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 85.35

APPLICATION FOR SUBDIVISION APPROVAL

- Date: June 7, 1985
1. Name of subdivision Survey and lot line change for Thomas J. Staropoli & Linda Staropoli and Roberto Minuta
2. Name of applicant Roberto Minuta Phone \_\_\_\_\_
- Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Thomas J. & Linda Staropoli Phone \_\_\_\_\_
- Address 304 Quassaick Ave, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 564-0906
- Address 647 Little Britain Rd, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_
- Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the No West side of Quassaick Ave (N.Y.S. Rte 94)  
(Street)
- 200 feet South of Forest Hills Road  
(direction)
7. Total Acreage 58,178 SF Zone B-4 Number of Lots Lot line change
8. Tax map designation: Section 44 Lot(s) Block 1 Lots 23.1 & 24
9. Has this property, or any portion of the property, previously been subdivided No.
- If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property Yes
- If yes, list case No. and Name Roberto Minuta - Frontyard variance  
Granted: April, 1985

List all contiguous holdings in the same ownership. None

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, Roberto Minuta, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

Roberto Minuta  
Mailing Address 45 Farmstead Rd  
W.W. N.Y. 12550

SWORN to before me this

11 day of June, 19 85

Shirley B. Cassdenteufel  
NOTARY PUBLIC

SHIRLEY B. CASSENTEUFEL  
Notary Public, State of New York  
No. 3761998  
Orange County  
Expires March 30, 19 86

March 11, 1985

Applicant/owner MINUTA presented (1) Applications; (2) Proof of publication in The Sentinel on 2/28/85; (3) List from the Town Assessor's office containing 30 names and addresses of adjacent property owners; (4) 26 return receipts from adjacent property owners; (5) Photographs; (6) Fee to be collected in the sum of \$25.00. Secretary reported that Orange County Planning Department was notified on 2/27/85. No response received to date.

Mr. Roberto Minuta appeared before the Board seeking a 10.2 ft. front yard variance on his property located on Forest Hills Road. Foundation is already in place.

There were three spectators present. Most of the objections concerned traffic and off-street parking.

Public hearing was recorded on Tape #139 on file in Secretary's office.

After the close of the hearing, motion was made by Jack Babcock, seconded by Joseph Skopin to grant a 10.2 ft. frontyard variance as per survey prepared by Eustance & Horowitz P. C. of Forest Hills of New Windsor dated January 8, 1985.

ROLL CALL:	Mr. Fenwick	- Yes	
	Mr. Skopin	- Yes	
	Mr. Nugent	- Yes	
	Mr. Pagano	- No	3 AYES - 3 NAYS.
	Mr. Babcock	- No	
	Mr. Konkol	- No	

Since there was a deadlock on votes, no decision was made at this time. Chairman Konkol suggested that the matter be rescheduled at a subsequent meeting and that a revote be taken. Also, Chairman Konkol requested a copy of the deed to the land from Mr. Minuta.

\* \* \* \*

Since there was no further business to be brought before the Board, motion was made by Joseph Skopin, seconded by John Pagano to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,

*Patricia Delio*

PATRICIA DELIO, Secretary

# SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

## (d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: [Signature]

TITLE: Land Surveyor

REPRESENTING: Robert

DATE: June 7, 1985

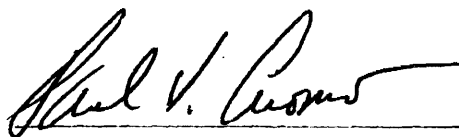


PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ LOT LINE CHANGE  
Subdivision \_\_\_\_\_ as submitted by  
PAT KENNEDY for the ~~building or subdivision~~ SURVEY  
of ROBERTO MINUTA has been reviewed  
by me and is approved X disapproved \_\_\_\_\_

If disapproved, please list reason.



PAUL V. CUOMO, P.E.

July 10, 1985

Date



To N.Y.S. Rt. 94

Forest Hills Road

N/F Kappenhoeffer  
L. 2219, P. 807

N/F McCluskey  
L. 2256, P. 107

Frame Dwelling

To N.Y.S. Rt. 94

N  
File map

Tax Map Data:  
Section : 44  
Block : 1  
Lots : 23.1 & 24

Area: 30,000 S.F. (original)  
+ 7,547 S.F. (New land)  
Total: 37,547 S.F.

N/F Minuta  
L. 2229, P. 459

Area: 20,631 S.F.

N/F Bertero  
L. 1748, P. 100

To Thomas J. Staropoli, Linda Staropoli,  
the estate of Joseph Minuta & Anna Minuta -  
Carmen Powell, Executrix, The Ulster  
Savings Bank, Kar Vin Abstract Corp and  
Commonwealth Land Title Insurance Company  
certified to be a correct and accurate survey.

April 3, 1985

Lot line APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 7-10-85  
BY Henry F. Scheible

HENRY F. SCHEIBLE  
SECRETARY



- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
- Certifications indicated herein signify that this survey was prepared in accordance with the existing code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, not on his behalf to the title company, governmental agency and lending institution used herein, and to the satisfaction of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
- Underground improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy, L.S.		
5 Riverview Ave. • New Windsor • New York 12550		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: March 30 1985		REVISED: June 5, 1985
Survey and Lot Line Change for Thomas J. Staropoli & Linda Staropoli and Bertero Minuta		DRAWING NUMBER
Town of New Windsor Orange County • New York		85-287